

**PLANNING AND ZONING
AGENDA
MAY 2, 2007- 5:00 PM
PUBLIC WORKS BUILDING - 161 S. CHARLOTTE STREET A-109
WWW.ASHEVILLENC.GOV (Search “agenda”)**

PRE-MEETING
P&Z COMMISSION MEETING

4:00 PM Public Works Building-Second Floor
5:00 PM Public Works Building Room A-109

PRE-MEETING AGENDA

1. Review of agenda items.

PLANNING AND ZONING AGENDA

Planning and Zoning Commission will hear public comments only on items that appears on the agenda. Presentations by the public shall be limited to no more than ten (10) minutes for the main spokesperson for a group and no more than three (3) minutes for other individuals. Additional information may be conveyed to the Planning and Zoning Commission in written form.

ADMINISTRATIVE

1. Minutes approval - April 4, 2007

CONDITIONAL USE PERMIT

1. Consideration of Conditional Use Permit review for the project identified as **Lowe’s Home Center located at Smokey Park Highway**. The request is for an ancillary use in a residential district for the construction of a new stormwater facility. The owner is Lowe’s Home Centers Inc., and the contact is Patrick Rivers. PINs 9628.17-11-5850 & 0872.
Staff coordinating review – Blake Esselstyn

REZONING/INITIAL ZONING

1. Consideration of the rezoning request for the project identified as **Main Street at Biltmore Lake, located on Sand Hill Road**. The request seeks the rezoning from HB (Highway Business) district to UV (Urban Village) district for review of the conceptual masterplan for a mixed-use development. The applicant may be seeking modifications to building setbacks and design and operational standards. The owner is FIRC Shopping Centers of Asheville, LLC and the contact is Patti Glazer. The properties are identified in the Buncombe County tax records as PINs 9617.13-12-7586 and portion of 9617.17-02-6063.
Staff coordinating review – Alan Glines/Jessica Levengood
2. Request to rezone property located at **641-A Brevard Road** from RS 8 (Residential Single Family High Density) district to HB (Highway Business) district. The property owner is Anderson/Asheville, LLC, and the contact is Scott Calhoun. PIN 9627.16-93-1377.
Staff coordinating review – Julie Cogburn
3. Request to rezone a single lot located on **Haywood Road** from RM 8 (Residential Multi Family Medium Density) district to CB II (Community Business II) district. The property owner is Mathew Dyer. PIN 9638.12-86-6542.
Staff coordinating review – Alan Glines

4. Consideration of the initial zoning of the recently annexed property located at **341 Rockwood Road** to be zoned as HB (Highway Business) district. PIN 9643.02-65-9836.
Staff coordinating review – Julie Cogburn

WORDING AMENDMENTS

1. Ordinance amending Chapter 7 of the Code of Ordinances of the City of Asheville regarding **Changes to the River District.** (CONTINUED FROM MARCH 7)
Staff coordinating review – Alan Glines
2. Ordinance amending Chapter 7 of the Code of Ordinances of the City of Asheville regarding **Creating New Standards for Gated Communities.** (CONTINUED FROM MARCH 7)
Staff coordinating review – Shannon Tuch
3. Staff coordinating review – Scott Shuford Ordinance amending Chapter 7 of the Code of Ordinances of the City of Asheville to **Establish New Level III Review Exemption and Threshold Adjustments.** (CONTINUED FROM MARCH 7)
Staff coordinating review – Scott Shuford
4. Ordinance amending Chapter 7 of the Code of Ordinances of the City of Asheville to **Provide for Cottage Developments as a Use by Right Subject to Special Requirements in all Residential Zoning.** (CONTINUED FROM MARCH 7)
Staff coordinating review – Scott Shuford
5. Ordinance amending Chapter 7 of the Code of Ordinances of the City of Asheville regarding **Changes to Parking, Loading, and Access Standards.**
Staff coordinating review – Shannon Tuch

OTHER BUSINESS/ADJOURNMENT

1. Discussion regarding changing the July meeting date to *Thursday*, July 5, 2007.
2. Discussion regarding future meeting date (May 24) for the Planning and Zoning Commission Mid-Month Meeting @ 4:00 pm – 6:00 pm in the Public Works Building, Room A-109, 161 South Charlotte Street.